



CITY OF
FORT LAUDERDALE

Venice of America

UNSAFE STRUCTURES BOARD AGENDA

JUNE 18, 2009

**COMMISSION MEETING ROOM
CITY HALL
100 N. ANDREWS AVENUE**

UNSAFE STRUCTURES BOARD
Ordinance: C-75-26

PURPOSE: To establish uniform minimum standards for the occupancy of dwelling, hotel and rooming structures and for the uniform minimum standards for the maintenance of the premises occupied or adjacent to such structures, including vacant lots and the premises of business establishments located in proximity thereto.

If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing he/she will need a record of the proceedings and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

TWO OR MORE FORT LAUDERDALE CITY COMMISSIONERS OR MEMBERS OF A CITY OF FORT LAUDERDALE ADVISORY BOARD MAY BE IN ATTENDANCE AT THIS MEETING.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
JUNE 18, 2009
3:00 PM

Page 1

RETURN HEARING (OLD BUSINESS)

CASE NO: CE07021325
CASE ADDR: 2470 SW 21 ST
OWNER: JUNGLE QUEEN INC
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

A LARGE INTERCONNECTED ROOF STRUCTURE HAS BECOME UNSAFE. THE STRUCTURE PRESENTS AN UNACCEPTABLE HAZARD FROM WINDSTORM AND COLLAPSE, HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND TERMITES AND HAS NOT BEEN MAINTAINED ACCORDING TO THE STANDARD OF THE FLORIDA BUILDING CODE. THE ROOF STRUCTURE COVERS THE FOLLOWING FACILITIES THAT MAY ALSO BE ENCLOSED: THE MAIN DINING AREA, THE PERFORMANCE STAGE, KITCHEN, FOOD PREPARATION AREAS, REFRIGERATED FOOD STORAGE AREAS, COVERED WALKWAYS, AND THE ELECTRICAL EQUIPMENT ROOM. THE SUPPORTS FOR THE ROOF STRUCTURE AND WALLS OF THE ENCLOSED AREAS INCLUDING THEIR FOUNDATIONS ARE DEFICIENT IN STRUCTURAL INTEGRITY. THE STORAGE BUILDING TO THE NORTHWEST OF THE DINING AREA IS SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND NOT PROPERLY SUPPORTED.

FBC 117.1.2

THE CONSTRUCTION AND SUBSEQUENT ALTERATIONS OF THE FACILITIES CITED HAVE BEEN DONE WITHOUT PERMITS. THE CONSTRUCTION, ALTERATIONS AND REPAIRS OVER MANY YEARS DO NOT CONFORM TO THE MINIMUM STANDARD OF ANY BUILDING CODE AND WOULD NOT HAVE BEEN APPROVED BY ANY AUTHORITY HAVING JURISDICTION. THE STORAGE BUILDING LOCATED NORTHWEST OF THE MAIN DINING AREA HAS BEEN EXPANDED IN SIZE AND ALTERED WITHOUT OBTAINING PERMITS.

FBC 117.2.1.1.3

THE MAIN DINING AREA HAS A MAXIMUM CAPACITY EXCEEDING 700 PERSONS AND DOES NOT HAVE A FIRE ALARM SYSTEM AS REQUIRED BY NFPA 101 13.3.4.1. THE INTERIOR FINISH OF WALLS AND CEILINGS DOES NOT COMPLY WITH THE MINIMUM CLASSIFICATION OF FLAMESPREAD AS REQUIRED FOR THIS OCCUPANCY. A SPRINKLER SYSTEM WOULD BE ACCEPTED BY THE FIRE MARSHAL AS AN ALTERNATIVE BUT HAS NOT BEEN INSTALLED. GREASE LADEN VAPORS ARE BEING PRODUCED BY THE COOKING OPERATIONS IN THE KITCHEN WITHOUT THE REQUIRED FIRE SUPPRESSION SYSTEM.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
JUNE 18, 2009
3:00 PM

Page 2

FBC 117.2.1.2.1

THE FOLLOWING BUILDING PARTS LOCATED IN THE STRUCTURES CITED HAVE FAILED, ARE HANGING LOOSE OR LOOSENING: RAFTERS, SUPPORT BEAMS AND WALLS, CBS WALLS, CONCRETE FLOOR SLABS AND FOUNDATIONS, THATCH MANSARDS ATTACHED TO THE STRUCTURE, ROOF DECKING, AND OTHER BUILDING PARTS.

FBC 117.2.1.2.2

SEVERE DETERIORATION OF MANY STRUCTURAL PARTS ARE IN EVIDENCE. TERMITE ACTIVITY AND DETERIORATION CAUSED BY WATER INTRUSION HAVE RESULTED IN SUBSTANTIAL DAMAGE TO THE STRUCTURES SPECIFIED.

FBC 117.2.1.2.4

THERE IS UNUSUAL SAGGING AND LEANING OF MANY OF THE STRUCTURAL PARTS OF THE AREAS NOTED. THE SAGGING AND LEANING IS CAUSED BY DETERIORATION AND OVERSTRESSING. THE ROOF STRUCTURE OVER THE KITCHEN AND FOOD PREPARATION ROOM IS OVERSTRESSED AND DEFLECTS WHEN WALKED UPON. THE FOUNDATION ON THE EAST PORTION OF THE MAIN DINING AREA IS SINKING AND HAS BROKEN AWAY FROM THE SLAB.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEMS OF THE BUILDING ARE ATTACHED TO OR PROTECTED FROM THE ELEMENTS BY STRUCTURES THAT ARE NOT SAFE AND SOUND. THE DETACHMENT OF FIXTURES, PANELS, SERVICE RISERS AND OTHER ELECTRICAL EQUIPMENT IN THE EVENT OF THE FAILURE OF THE STRUCTURES THEY SERVE CONSTITUTES A HAZARD.

FBC 117.2.1.3.1

EXTENSIVE CONSTRUCTION, ALTERATIONS, AND REPAIRS HAVE BEEN DONE OVER MANY YEARS WITHOUT OBTAINING THE REQUIRED PERMITS OR ADHERENCE TO ANY ACCEPTED STANDARD OF CONSTRUCTION PRACTICES. THE WORK INCLUDES MANY STRUCTURAL ELEMENTS. THE DESIGN AND CONSTRUCTION WAS NOT APPROVED AND INSPECTED. MANY STRUCTURAL SUPPORT MEMBERS WERE OVERSTRESSED WHEN FIRST INCORPORATED INTO THE STRUCTURE AND WITH DETERIORATION THIS CONDITION HAS BECOME EXACERBATED.

FBC 117.2.1.3.2

THE STRUCTURES CITED HAVE NOT BEEN MAINTAINED ACCORDING TO THE FLORIDA BUILDING CODE OR ANY OTHER CODE.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
JUNE 18, 2009
3:00 PM

Page 3

CASE NO: CE07050197
CASE ADDR: 1636 NW 5 AV
OWNER: CATANIA, ANTHONY &
CATANIA, ANA MARIE
f/k/a D'AULERIO, ANA MARIE
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

A LARGE ADDITION ADDED TO THE REAR OF THE SINGLE FAMILY HOME IS PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE. THE ADDITION IS BEING USED AS A SEPARATE LIVING UNIT. THE WALLS, ROOF, WINDOWS AND DOORS OF THE ADDITION HAVE NOT DEMONSTRATED THE REQUIRED RESISTANCE TO HURRICANE WINDS THROUGH THE PERMITTING PROCESS AS REQUIRED. THE ADDED LIVING SPACE HAS NOT DEMONSTRATED COMPLIANCE WITH THE FORT LAUDERDALE MINIMUM HOUSING CODE THROUGH THE PERMITTING PROCESS AS REQUIRED. THE ELECTRICAL, PLUMBING, AND MECHANICAL SYSTEMS HAVE NOT DEMONSTRATED COMPLIANCE WITH THE PLUMBING CODE, MECHANICAL CODE OR THE NATIONAL ELECTRIC CODE THROUGH THE PERMITTING PROCESS AS REQUIRED.

FBC 117.1.2

A LARGE ADDITION ATTACHED TO THE REAR OF THE SINGLE FAMILY HOME AND USED AS A SEPARATE LIVING UNIT HAS BEEN COMPLETED WITHOUT A PERMIT BEING ISSUED OR A CERTIFICATE OF OCCUPANCY BEING ISSUED. THIS PART OF THE BUILDING AND IT'S ASSOCIATED PLUMBING, ELECTRICAL AND MECHANICAL INSTALLATIONS ARE PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.3.1

THE CONSTRUCTION OF A LIVING UNIT ATTACHED TO THE REAR OF THE SINGLE FAMILY HOME AND THE ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATIONS HAVE BEEN COMPLETED WITHOUT OBTAINING ANY PERMITS. NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED. THIS ADDITION WITH ALL OF IT'S FACILITIES AND INSTALLATIONS ARE PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
JUNE 18, 2009
3:00 PM

Page 4

CASE NO: CE08101034
CASE ADDR: 50 ISLE OF VENICE
OWNER: 50 ISLE OF VENICE LLC
INSPECTOR: BURT FORD

VIOLATIONS: FBC 117.1.1

THE TWO STORY APARTMENT BUILDING WAS BUILT IN 1953. THE BUILDING HAS BECOME UNSAFE DUE TO FIRE, TERMITES, AND DECAY. THE BUILDING IS STILL A FIRE HAZARD AND IS NOW A MORE SERIOUS WINDSTORM HAZARD. THE BUILDING DOES NOT MEET THE MINIMUM HOUSING CODE OR THE FLORIDA BUILDING CODE AND IS DEEMED TO BE UNSAFE.

FBC 117.1.2

THE ENTIRE BUILDING IS IN THE PROCESS OF BEING STRUCTURALLY AND COSMETICALLY REMODELED WITHOUT A PERMIT. NEW DOORS AND WINDOWS HAVE BEEN INSTALLED. AN ATTEMPT HAS BEEN MADE TO REPAIR FLOOR JOISTS. INTERIOR AND EXTERIOR DEMOLITION HAS BEGUN.

FBC 117.2.1.1.1

THE BUILDING IS VACANT, UNGUARDED AND OPEN TO CASUAL ENTRY.

FBC 117.2.1.2.1

THE ROOF TRUSSES, SHEATHING AND FLOOR JOISTS ARE FAILING AND HANGING LOOSE DUE TO FIRE, TERMITES AND DECAY. THE FRONT SECTION OF THE BUILDING HAS LARGE CRACKS IN THE WALLS AND IS PULLING AWAY FROM THE MAIN STRUCTURE. THE SAFETY HANDRAILS ARE RUSTED, FAILING AND IN SOME AREAS MISSING AND WILL NOT SUPPORT THE MINIMUM LOADS REQUIRED.

FBC 117.2.1.2.2

ROOF TRUSSES, FLOOR JOISTS, WALLS AND RAILINGS ARE DETERIORATING DUE TO FIRE, TERMITES AND DECAY.

FBC 117.2.1.2.3

THE BUILDING HAS BEEN PARTIALLY DESTROYED BY FIRE.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN DAMAGED BY FIRE, WATER INTRUSION AND AN ABORTED REPAIR AND WOULD CREATE A HAZARDOUS CONDITION IF ENERGIZED.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
JUNE 18, 2009
3:00 PM

Page 5

FBC 117.2.1.2.7

THE SWIMMING POOL WATER IS STAGNANT. THE POOL IS UNGUARDED AND CREATING A DANGEROUS CONDITION TO HUMAN LIFE AND THE PUBLIC WELFARE.

FBC 117.2.1.3.1

AN INEFFECTIVE AND CLANDESTINE ATTEMPT WAS IN PROGRESS TO RENOVATE THE APARTMENT BUILDING.

FBC 117.2.1.3.2

ALL THE UNPERMITTED WORK DONE DOES NOT MEET THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE.

CASE NO: CE08111417
CASE ADDR: 1637 NE 18 AV
OWNER: BLAIR INTERNATIONAL, INC.
INSPECTOR: BURT FORD

VIOLATIONS: FBC 117.1.2

A PERMIT FOR A NEW 2 STORY, 4 BEDROOM, 4 BATH RESIDENCE WAS ISSUED ON 7/12/06 AND WORK PROGRESSED UNTIL 7/2/07, WHEN THE LAST INSPECTION FOR SLAB WAS PASSED. THE CONSTRUCTION SITE WAS THEN ABANDONED AND THE PERMIT EXPIRED. THE STRUCTURE IS PRESUMED AND DEEMED UNSAFE. THE PERMIT WAS RENEWED ON 8/22/08, BUT NO ADDITIONAL PROGRESS WAS MADE SINCE THEN.

FBC 117.2.1.3.1

THE LAST INSPECTION WAS APPROVED ON 7/2/07. THE 90 DAY TIME LIMIT AS SPECIFIED IN FBC 106.10.3.1 HAS BEEN EXCEEDED. THE JOB SITE WAS ABANDONED. THE PERMIT EXPIRED PRIOR TO COMPLETION AND BEFORE A CERTIFICATE OF OCCUPANCY WAS ISSUED AND IS NULL AND VOID. THE PERMIT RENEWAL ISSUED ON 8/22/08 EXPIRED WITHOUT ANY ACTION TAKEN.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
JUNE 18, 2009
3:00 PM

Page 6

CASE NO: CE09032197
CASE ADDR: 1800 NW 3 CT
OWNER: JACKSON, AL PRESTON
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC(2007) 115.1.1
THE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY A
FIRE. THE BUILDING NO LONGER COMPLIES WITH THE
MINIMUM HOUSING STANDARDS AND NOW PRESENTS A FIRE
AND WINDSTORM HAZARD.

FBC(2007) 115.2.1.1.1
THE BUILDING IS NOT PROPERLY SECURED TO PREVENT
CASUAL ENTRY.

FBC(2007) 115.2.1.2.1
MANY BUILDING PARTS ARE LOOSE, HAVE FAILED OR HAVE
BEEN LOOSENED BY THE FIRE.

FBC(2007) 115.2.1.2.3
THE BUILDING HAS BEEN PARTIALLY DESTROYED BY FIRE.

HEARING SCHEDULED

CASE NO: CE09050243
CASE ADDR: 1030 NW 25 AV
OWNER: DWIGHT, MS. NETTIE
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 115.1.1
THE ONE STORY SINGLE FAMILY HOME WAS BUILT IN
1969. THE BUILDING HAS BECOME UNSAFE DUE TO FIRE
AND DECAY. THE BUILDING IS STILL A FIRE HAZARD
AND IS NOW A MORE SERIOUS WINDSTORM HAZARD. THE
BUILDING DOES NOT MEET THE MINIMUM HOUSING CODE
OR THE FLORIDA BUILDING CODE AND IS DEEMED TO BE
UNSAFE.

FBC(2007) 115.2.1.1.1
THE BUILDING IS VACANT, UNGUARDED AND OPEN TO
CASUAL ENTRY.

FBC(2007) 115.2.1.1.2
DUE TO FIRE DAMAGE AND DEBRIS THERE IS AN
UNWARRANTED ACCUMULATION OF COMBUSTIBLE MATERIAL.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
JUNE 18, 2009
3:00 PM

Page 7

FBC(2007) 115.2.1.1.3

THE CONDITION OF THE BUILDING CREATES A HAZARD
WITH RESPECT TO FIRE PROTECTION.

FBC(2007) 115.2.1.2.1

THE ROOF TRUSSES, SHEATHING AND WALLS ARE FAILING
AND HANGING LOOSE DUE TO FIRE. THE ROOF HAS BEEN
STRUCTURALLY COMPROMISED AND HAS BEEN BURNT
COMPLETELY OUT IN A LARGE SECTION OF THE BUILDING.

FBC(2007) 115.2.1.2.2

ROOF TRUSSES, SHEATHING AND WALLS ARE
DETERIORATING DUE TO FIRE AND DECAY.

FBC(2007) 115.2.1.2.3

THE BUILDING HAS BEEN DESTROYED BY FIRE.

FBC(2007) 115.2.1.2.4

MOST OF THE STRUCTURE IS SAGGING OR LEANING DUE TO
SEVERE FIRE DAMAGE.

FBC(2007) 115.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN DAMAGED BY FIRE,
WATER INTRUSION AND AN ABORTED REPAIR AND WOULD
CREATE A HAZARDOUS CONDITION IF ENERGIZED.